

**Preliminary Project Description**  
**May 23, 2011**

**State of Tennessee – Project T3**  
**William Snodgrass (TN Tower) Building**  
**Address - 312 Rosa Parks Blvd**  
**Project # 28592.02**  
**Nashville, Tennessee**

**GENERAL NOTES**

1. This document is intended for the development of a working budget.
2. The contractor shall visit the site to familiarize himself with existing conditions.
3. The contractor shall carry a contingency, if/as directed by Jones Lang LaSalle.
4. Preliminary Space Plans, Preliminary Project Description, Proposed Stacking Diagram, and As-built drawings have been provided for budget purposes.
5. Mechanical & Electrical systems are assumed existing to remain and sufficiently sized to accommodate the renovation.

**GENERAL/OVERALL AREA:**

**DEMOLITION**

1. Demolish only walls necessary, per the comparison of the provided existing as-built plans and new plans.
2. Demolish finishes as necessary, per the plans and description below.

**CEILINGS/ LIGHTING**

1. Existing ceiling tile and grid shall remain. Patch and repair grid as needed to accommodate demolition of walls. Replace any damaged or discolored tiles to match existing.
2. Provide/maintain 1 fixture per 75 square feet throughout open office area, and all rooms unless noted otherwise. In areas where pendant mounted direct/indirect fixtures are indicated install 8 feet on center.
3. Where drywall ceilings are noted in Specialty Construction Areas, provide level 5 finish.
4. Existing to remain lighting shall be cleaned after construction and all lamps throughout space shall be the same color temperature.



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### **LIFE SAFETY**

1. Re-arrange sprinkler heads to accommodate new plan.
2. Provide building standard exit signs throughout.
3. Provide fire alarm horns and strobes throughout.
4. Provide building standard fire extinguishers per code.

### **ELECTRICAL AND COMMUNICATION NOTES**

1. Provide and install conduit, conductors, pull wires, boxes, cover plates, devices, etc., for all outlets.
2. Contractor shall be responsible for all cutting and patching required of his work.
3. All conference rooms that seat (8) people or more shall have (1) combination power/voice/data outlet in recessed flush mounted floor box. Larger Conference rooms of greater than (18) people shall have (2) combination boxes
4. Refer to Specialty Construction Areas for additional notes that may apply.
5. Provide 1 circuit per every 2 standard workstations
6. Provide 1 voice/data per standard workstation
7. Provide 1 circuit and 2 voice/data per copy/print station
8. Provide 2 duplex power outlets & 1 voice/data per standard office.
9. Provide 3 duplex power outlets & 2 voice/data per Commissioner's office.
10. Provide 2 duplex power outlets & 1 voice/data per enclave.
11. Contractor shall be responsible for all coordination and final electrical connections for furniture (systems furniture, conference/training tables, etc.).

### **MECHANICAL NOTES**

1. Relocate existing mechanical devices as required per new layout.

### **PARTITIONS**

1. Paint and touch up all existing perimeter sill walls and core walls throughout space and prep to receive paint finish.
2. All new partitions to be 5/8" drywall and 3-5/8" metal studs, sound attenuation batts, and level 4 finish. Provide additional sound batts on ceiling tile, 2'-0" on either side of partition.
3. Install new partitions to underside of lay-in ceiling unless noted otherwise.
4. Partitions around Commissioner and Deputy Commissioner offices, all new conference and meeting rooms shall go to deck. Provide sound attenuation batts inside partition.
5. All office front walls shall have a 3'-0" sidelight in hollow metal frame with a solid



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- MDO door (match building standard). Provide allowance for etched film on 3'-0"w full height sidelights to cover 50% of glass.
6. Refer to Specialty Construction Areas for additional notes that may apply.

#### **DOORS, FRAMES AND HARDWARE**

1. Doors shall match building standard height, and finish; at a minimum all doors to be solid core 7'-0" height.
2. Provide allowance of 12 linear feet, full height (aligning with door) hollow metal sidelights at all conference rooms & break areas.
3. Door frames shall be hollow metal, painted.
4. All hardware shall match existing building standard finish, including door closers, lever latch and locksets, hinges, etc. At a minimum, all hardware shall be lever handle.
5. Provide heavy duty cylindrical hardware within suite and mortised lockset at suite entry doors.
6. Provide locksets on the following doors: Commissioner & Deputy Commissioner offices, enclaves, communications, and storage/file rooms.
7. Refer to Specialty Construction Areas for additional notes that may apply.

#### **FINISHES**

1. Provide \$30/ square yd installed carpet tile throughout the space. (This will be an average cost for several different carpet styles throughout the space).
2. Provide VCT in Network closets.
3. Provide 4" coved rubber base in areas specified to receive new carpet.
4. Prime and paint walls, frames and columns throughout. Doors to be semi-gloss finish when paint grade. Walls to be eggshell finish.
5. Refer to Specialty Construction Areas for additional notes that may apply.

#### **SPECIALTY CONSTRUCTION AREAS:**

##### **BREAK ROOM**

1. Provide 150SF of suspended drywall ceiling clouds at seating area in Break Room.
2. Provide VCT floor tile throughout.
3. Provide plastic laminate countertops in Kitchen.
4. Provide plastic laminate base and wall cabinets in kitchen area.
5. Provide waterline for water filtration and coffee maker.



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6. Provide double bowl, under mount, stainless steel sink with hot/cold water and garbage disposal.
7. Provide minimum of (10) recessed fluorescent can lights, 7" aperture in kitchen and dining area of Break Room.
8. Provide \$900 allowance for (3) dimmable incandescent pendants over banquette seating.
9. Provide dedicated outlets for refrigerators, (3) microwaves, and (2) coffee maker.
10. Provide (3) wall duplex outlets at 42" A.F.F in kitchen area.
11. Provide floor to ceiling 1/4" clear tempered glass wall with film, as shown on attached plan, at break room. Provide etched film on 100% of glass.

#### **COPY ROOMS**

1. Provide plastic laminate base and wall cabinets with plastic laminate countertop.
2. Provide (2) wall duplex outlets at 42" A.F.F. in /Work Area.
3. Provide (2) voice/data at 42" A.F.F. in /Work Area.
4. Provide wall hung telephone.
5. Provide VCT flooring.

#### **NETWORK ROOM**

1. Contractor shall provide and install a telephone board. Board shall be 1/2", 4'x8', Fire Retardant, plywood painted to match adjacent wall.
2. Provide 8 electrical outlets on 4 dedicated 120v 20 amp circuits.
3. Walls shall extend to deck.
4. Provide VCT tile flooring.
5. Provide allowance for vinyl base
6. Provide 2x2 ACT ceiling and 2x2 lights (see general notes)
7. Provide exhaust fan above ceiling tied to a thermostat. Provide louver in door to provide air circulation.

#### **2<sup>nd</sup> FLOOR RENOVATION SPACE**

1. Contractor to only provide final coordination and electrical connections for furniture, all other design/construction will be provided by others.